



Town of Carlisle

MASSACHUSETTS 01741

FRANK E. HANNAFORD, Clerk
201 Prospect St.
CARLISLE, MASS. 01741

Office of
PLANNING BOARD

MINUTES - March 10, 1975

MEMBERS PRESENT: Bridges, Hannaford, Kulmala, Pugmire, Santomenna,
Sauer and Zielinski

Mr. Richard Smith appeared before the Board to have signed linens on property at the corner of North Road and Rutland Street. Mr. Smith had previously presented plans for signature under "approval not required" regulations on March 25, 1974 however he found there was not clear title to the land so he wishes to have the property land courted and was now seeking reconfirmation of the existing lot. The land - 3.61 acres to be added to Mr. Smith's lot, was owned by Gordon MacAllister.

Mr. Bridges read a letter from the Board of Selectmen encouraging attendance at Town Caucus on March 17, 1975 and also advising elected officials that they are now insured against liabilities. Mr. Bridges also read the letter he had written to the Finance Committee. He has since talked to Mr. Keast who feels that it will not be necessary for a member of the Planning Board to appear before the Finance Committee regarding the proposed budget and the proposed warrant articles transferring funds.

The Board of Appeals will hold an Executive Meeting in about two weeks to make their decision regarding Gurry & Flynn's application. Kay Kulmala and Bob Santomenna are prepared to appear if requested to explain this Board's stand.

Mr. Bridges and Mr. Hannaford met with the Board of Selectmen regarding the Driveway Warrant Article and also road acceptances. Town Counsel is of the opinion that we are required to "lay-out a road" for acceptance. He also believes that it is the duty of the Planning Board to present roads to Town Meeting for acceptance. He estimated that for "laying-out of roads" (not definite whether for the 5 or 7 roads ready for acceptance) legal fees would be \$2,000.00. The Board will advise (letter written 3-11-75) the Board of Selectmen that the following roads are ready for acceptance by the Town as they have been built according to the specifications of the Planning Board and Town Bylaws.

Little Woods Subdivision - off East Riding Drive:
Carleton Road
Tophet Road

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Woodstock Subdivision - off River Road:

Nowell Farme Road
High Suffolk Way
Long Ridge Lane
Garnet Rock Road
Fern Street

Arthur Garthe, owner of a lot on Lowell Street, came before the Board for an opinion as to which of two plot plans - one dated 1955 and one 1962 - was accurate. He was advised to seek the advice of an attorney and to check the deed conveying land to J. & E. dated January 1963 which should explain the boundaries.

In the area of Old Business, Mr. Santomenna felt that it exceeds the Board's responsibility to mark subdivision plans with the information "Planning Board expresses concern". He felt that if the Board is going to do this it should only be on the Planning Board's filed copy and that it should also express what the concern is. He requested that the Minutes of February 24 be amended to state this. The Board agreed to this amendment.

Mr. Sauer reported that the SILC organization voted to disband - only half of the member towns were represented at the meeting. It was felt that their original concerns had been taken care of and that future area problems might be handled by different geographical groups.

Mr. Zielinski had discussed the "Driveway Article" with Mike Holland who was opposed to any additional guidelines being included in the article. He felt they should be left up to the Building Inspector. It was the general consensus that Mr. Holland was only one person at CVP and perhaps another person might have another opinion. An estimate will be requested from CVP on drawing up an article with some guidelines. Mr. Zielinski will also discuss with John Brown this subject. It was felt that an engineer should be able to define what it would take to keep mud and gravel from going into the road and spell out a safe approach to the road.

The Master Plan Committee was to have an open meeting on March 11 at which time John Brown & King Harvey would have maps, etc. to present. There will be maps of Woodstock Subdivision that will show how it could have been handled if cluster zoning was in effect. Mr. Zielinski will chair the meeting. Mrs. Nestor wanted to know the Board's feeling regarding the work done by John Brown. The consensus seemed to be that he has now gathered together a good data base on the Town and that he has worked well on specific projects. Considering the money that has been spent, the Board is satisfied. It was felt that the judgment should be left up to those who worked with Mr. Brown.

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Future topics for John Brown to study should be: (1) Town Center Area (2) cluster zoning or alternate types of housing and the implementation of a land use plan to preserve the character of the Town. Three members of the former Master Plan Committee will be asked to serve as a sub-committee to the Planning Board. They are: Arno Szegvari, Betsy Badger and Skip Anderegg. They were selected because of their continued interest in the committee, their willingness to serve and their regular attendance at meetings. It was mentioned that a town planner who has assisted Lexington in a land usage study is moving to Carlisle and has expressed his willingness to share his knowledge of the procedures Lexington went through and to aid wherever possible.

It was suggested that the Town Clerk should either prepare a new edition of the Town Bylaws or an addendum to go with the current Bylaws. This will be mentioned to the Selectmen however, if the Zoning Enabling Act is passed, this will require additional work to the current Bylaws so it might be wise to wait a while.

Mrs. Kulmala mentioned that in the 1-15-75 edition of "The Mosquito" it was reported that Pat Cutter had discussed with the Selectmen the possibility of requiring developers to give to the Town an area for a fire hole and one for a stump dump - such areas to be deeded to the town to alleviate further problems regarding "buildability" of lots. The Planning Board can not make this mandatory but we can only encourage a developer to do this. Chapter 81 may make this possible as a safety device.

On March 13th the State Park Advisory Group will have a meeting strictly for Carlisle members. The group will probably have more of a monitoring function than anything else however if they have strong feelings about what is being done, then the group could speak up. The group will not have any official standing but they can express strong feelings on certain issues.

Further discussion was held regarding issues that the Conservation Commission could study. Mrs. Kulmala will write a letter to the Commission expressing this Board's feelings. A copy of the draft of the letter is attached for the member's perusal.

The meeting was adjourned at 10:30 P.M.

Respectfully submitted



Patricia A. Macqueene
Secretary